


Rif: MNF020

B&B with old-world charm with land in Monferrato

Euro 350000



Monferrato

Nestled in a picturesque Monferrato hamlet, perched on a hillside, is this old courtyard building dating back to the 1700s, with about 1 ha of land

The building, accessible either from a village cart road or from its own land, faces all four sides of the inner courtyard, while offering privacy and all the atmosphere of village life in days gone by.

Two of the four sides have been completely renovated and house a private apartment on two levels and the farmhouse, with the two beautiful restaurant rooms with frescoed vaults, the kitchen, and rooms for rent to guests, of which there are currently two, but many more can be obtained in view of the huge unused volume.

On the other two sides of the building are a winemaking cellar, a tasting room, and various storerooms. The upper floors, the old barns, offer considerable potential.

Very characteristic are the cellars, with brick vaults and containing a "infernot" small compartment dug by hand in the tuff, which represents one of the peculiarities of this territory, recognized by UNESCO as a World Heritage Site, just under the name of Monferrato degli Infernot.

The land extends in continuity with the buildings towards the valley.

It offers the possibility of being exploited as an agricultural crop (vineyard or hazelnut grove), or as a space for outdoor activities related to the accommodation business, thanks to its very slight slope.

The surrounding panorama sweeps over an expanse of hills planted with vineyards.

The location not far from Asti and easily accessible from both Turin and Milan.

The sale includes the farmhouse furniture and kitchen equipment.

The furnishings of the private part are excluded.

Attractive price for a property to be used as an agritourism, B&B with old-world charm and enormous potential.

DETTAGLI IMMOBILE:

Stato Immobile:	Habitable
Camere:	6
Bagni:	5
Altitudine:	280 m a.s.l.
Posizione:	In built-up area
Indipendenza Sui Lati:	On 2 sides
Indipendenza Verticale:	Ground to roof
Grado Di Luminosita:	Normal

Grado Di Silenziosita:	Silent
Utenze:	Phone, Water, Gas, Electricity
Superficie Totale Mq:	1690
Superficie Abitabile Mq:	635
Classe Energetica:	in progress
Tipo Di Riscaldamento:	A gas
Accessibilita:	Paved municipal road
Altre Caratteristiche:	Vineyard, Garden, Fireplace, Courtyard, Balconies, Barn, Barn, Winery, Parking space, Box car, Portico
Opportunita Turistiche In Zona:	Food and wine, Mountain-bike, Trekking, Riding
Terreno Mq:	10000
Morfologia Terreno:	Hilly
Tipo Di Terreno:	Agricultural cultivation
Numero Stanze:	15

